

Bright duplex apartment with terrace next to the beach in Saint-Denis-d'Oléron.



## INFORMATION

Town:	Saint-Denis-d'Oléron
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	31 m2
Outside Space:	5 m2

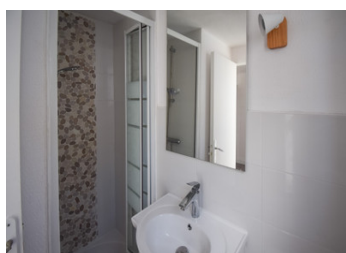
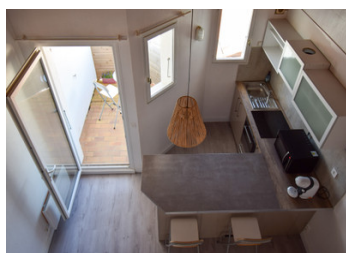
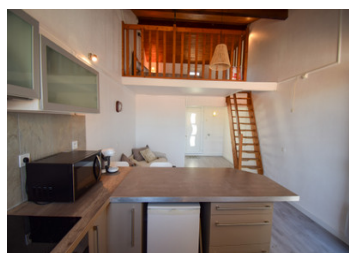
## IN BRIEF

This charming apartment is located in a small development in Saint Denis d'Oleron. This recently renovated property is perfect for those looking for a vacation rental or second home near the beach.

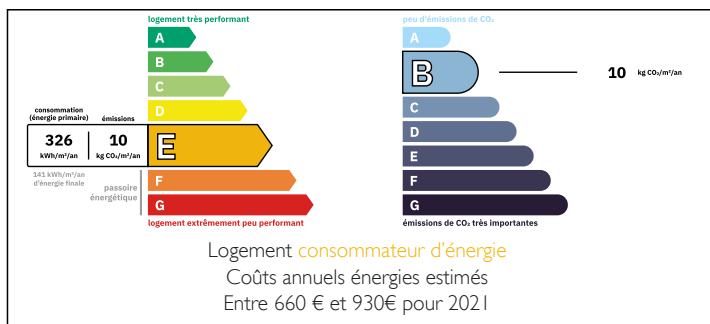
This apartment features an open plan kitchen and living area, one mezzanine and a modern shower room with toilet. The property also boasts a lovely terrace with views of the dunes, perfect for enjoying the outdoors.

With a total of 31 square metres, this apartment offers a cozy and comfortable living space. In addition, there is 1 outdoor parking spot available for your convenience. Only 5 minutes by car from Saint-Denis-d'Oléron with all the amenities.

Don't miss the opportunity to own a property in close proximity to one of the most beautiful beaches in the region, Plage des Huttes. This apartment is the perfect retreat for those seeking a...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

- Next to the beach 'Les Huttes'
- Recently renovated
- Small development
- Double-glazed windows
- Electric heating
- 5 minutes by car to all the amenities (Bakery, butcher, restaurant, postoffice, pharmacy,...)

### Inside:

- Living room with kitchen (22m2)
- Shower room with toilet (3m2)
- Mezzanine (7m2)

### Exterior

- Terrace (5m2)
- Parking space

\*All measurements are approximate

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Co-owned building of 68 units

Provisional annual charges: 142€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 395 EUR**

**Taxe habitation: EUR**

## NOTES